

Doc. # 5021

MEMORANDUM

March 16, 1988

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR
MUHAMMAD ABDUS-SABUR, DEPUTY DIRECTOR
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: DUDLEY STUDY AREA IN THE HIGHLAND PARK COMMUNITY
FINAL DESIGNATION OF REDEVELOPER OF PARCELS
R-30, R-31, and R-32, LOCATED AT 97-107 MARCELLA
STREET IN ROXBURY

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY
FINALLY DESIGNATE MARCELLA STREET TOWNHOUSE
ASSOCIATES LIMITED PARTNERSHIP AS REDEVELOPER
OF 97-107 MARCELLA STREET FOR THE CREATION
OF EIGHTEEN (18) MIXED-INCOME CONDOMINIUM UNITS
WITH SIXTEEN (16) PARKING SPACES

Parcels R-30, R-31 and R-32 are located at 97-107 Marcella Street in the Highland Park community of Roxbury. These three (3) parcels consist of approximately 17,061 square feet of vacant land.

On July 16, 1987, Future Development Corporation of 31 Orlando Street, Boston was tentatively designated as redeveloper of Parcels R-30, R-31 and R-32. The Corporation was also granted permission to enter the site for the purpose of conducting test borings and utility placement examinations.

In order to proceed with this development, Future Development Corporation has changed the legal entity that will hold the title to 97-107 Marcella Street to Marcella Street Townhouse Associates Limited Partnership (Partnership).

The Partnership submitted a proposal which called for the development of eighteen (18) new condominium units within 6 three-story wood frame structures with brick veneer. Three of the eighteen units will be reserved at \$86,000 and three units will be reserved at \$110,149 for moderate-income residents. The residential mix will all consist of two-bedroom units ranging in size of 840 square

feet. The development will also include sixteen (16) off-street parking spaces.

The Partnership has entered into an agreement with the Hawthorne Youth and Community Center, located at 9 Fulda Street, Roxbury. The developer proposes to share, with the Center, a combination of in-kind contributions equal to and up to 5% of the developer net profits from the investment.

The total development cost has been estimated at \$1,641,849. The Partnership has obtained a firm financing commitment from the Haymarket Co-Operative Bank in the amount of \$1,500,000 for construction financing. Also Ambassador Financing Company, Inc. has invested a total of \$160,000.

The Partnership will be the general contractor for this project. Furthermore, the Partnership has submitted final working drawings and specifications which have been reviewed and approved by the Authority's Design Department.

In an effort to obtain community support for this development, the Partnership made presentations to the Joint Planning and Development Committee of Highland Park and the Roxbury Highlands Neighborhood Association. It has become apparent that the groups do not oppose this development. The abutters and residents were also presented with the plans for review. Approximately thirty (30) residents and abutters signed a petition in favor of this development. Furthermore, on February 16, 1988, the Board of Appeals voted to grant the variances to the Partnership subject to the Boston Redevelopment Authority design review.

It is, therefore, recommended that Marcella Street Townhouse Associates Limited Partnership be finally designated as redeveloper of Parcels R-30, R-31 and R-32, located at 97-107 Marcella Street, for the purpose of creating eighteen (18) new condominium units of which six units will be reserved at affordable prices in the Highland Park Community.

An appropriate resolution is attached:

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCELS R-30, R-31 and
R-32 IN THE DUDLEY STUDY AREA IN HIGHLAND PARK, ROXBURY

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Dudley Study Area projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Marcella Street Townhouse Associates Limited Partnership has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel R-30, R-31 and R-32 in the Dudley Study Area in Highland Park, and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Marcella Street Townhouse Associates Limited Partnership be, and hereby is, finally designated as Redeveloper of Parcels R-30, R-31 and R-32 in Highland Park.
2. That it is hereby determined that Marcella Street Townhouse Associates Limited Partnership possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Plan for Highland Park.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Marcella Street Townhouse Associates Limited Partnership for the development of Parcels R-30, R-31 and R-32 conform in all respects to the Plan for Highland

Park and that said Final Working Drawings and Specifications be, and hereby are, approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels R-30, R-31 and R-32 to Marcella Street Townhouse Associates Limited Partnership, said documents to be in the Authority's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

MARCELLA STREET PARCELS
R-30, R-31 & R-32
FUTURE DEVELOPMENT CORP.



